

Fairway Independent Mortgage Corporation

Plaintiff,

vs.

NOTICE OF FORECLOSURE SALE

Case No. 20-CV-000002

Amy Jo Frederiksen and Ricky Lee Martin

Defendants.

PLEASE TAKE NOTICE that by virtue of a judgment of foreclosure entered on February 21, 2020 in the amount of \$111,233.30 the Sheriff will sell the described premises at public auction as follows:

TIME: July 22, 2020 at 10:00 a.m.

TERMS: Pursuant to said judgment, 10% of the successful bid must be paid to the sheriff at the sale in cash, cashier's check or certified funds, payable to the clerk of courts (personal checks cannot and will not be accepted). The balance of the successful bid must be paid to the clerk of courts in cash, cashier's check or certified funds no later than ten days after the court's confirmation of the sale or else the 10% down payment is forfeited to the plaintiff. The property is sold 'as is' and subject to all liens and encumbrances. MINIMUM BIDDER QUALIFICATIONS: No 3rd party bidder may submit a bid at a sale of mortgaged premises unless the 3rd party bidder meets all of the qualifications required under Wis. Stats. Sec. 846.155.

PLACE: In the Lobby of Dodge County Sheriff's Department, 124 West Street, Juneau, WI 53039

DESCRIPTION: Outlot 207 of the South Ward of the City of Waupun, Dodge County, Wisconsin, except the following described piece of land: Commencing 60 ½ feet North of the Southeast corner of said Outlot 207 on the East line thereof; thence West 13 rods; thence North to the North line of said Outlot; thence East 13 rods to the East line of said Outlot; thence South on said East line to place of beginning. Except premises conveyed in Quit Claim Deed in Volume 271 of Deeds on page 547 as Document No. 423636. Except the following described piece of land: The following tract of land in Dodge County, State of Wisconsin, to-wit: A parcel of land in Outlot 207 of the Original 4th Ward of the City of Waupun, being in the Northeast ¼ of Section 6, Township 13 North, Range 15 East; more particularly described as follows: Commencing at the Southeast corner of said Outlot 207; thence South 89° 39' West along the South line of Outlot 207; a distance of 193.45 feet; thence North 4° 45' East 6 feet to the point of real beginning; thence South 89° 39' West 110.05 feet to the West line of said Outlot 207; thence North 4° 34' East along said West line a distance of 26 feet; thence North 89° 39' East 110.05 feet to a point; thence South 4° 45' West 26 feet to the point of real beginning. Also, the South 6 feet of the West 110.05 feet of Outlot 207 of the Original 4th Ward of the City of Waupun, Dodge County, Wisconsin, being in the Northeast ¼ of Section 6, Township 13 North, Range 15 East. Premises conveyed in Warranty Deed recorded in Volume 625 of Records on page 784 as Document No. 691720.

PROPERTY ADDRESS: 312 Beaver Dam St Waupun, WI 53963-1840

DATED: June 4, 2020

Gray & Associates, L.L.P.
Attorneys for Plaintiff
16345 West Glendale Drive
New Berlin, WI 53151-2841
(414) 224-8404



Dale J. Schmidt
Dodge County Sheriff

Please go to www.gray-law.com to obtain the bid for this sale.

Gray & Associates, L.L.P. is attempting to collect a debt and any information obtained will be used for that purpose. If you have previously received a discharge in a chapter 7 bankruptcy case, this communication should not be construed as an attempt to hold you personally liable for the debt.